

C.O.P. Condominium Association
Balance Sheet
Period Through: 3/31/2021

Assets

Operating		
102 - CIT Bank-Operating	\$10,590.43	
Operating Total	<u>\$10,590.43</u>	
Reserve		
106 - CIT Bank-Reserve	\$85,246.92	
116 - CIT-0375 1.00% 09/10/22	\$6,075.18	
Reserve Total	<u>\$91,322.10</u>	
Assets Total		<u><u>\$101,912.53</u></u>

Liabilities and Equity

Liabilities		
210 - Insurance Claim	\$903.04	
Liabilities Total	<u>\$903.04</u>	
Operating Equity		
301 - Homeowners Equity	\$2,730.00	
Operating Current Year Surplus/Deficit	\$6,957.39	
Operating Equity Total	<u>\$9,687.39</u>	
Reserve Equity		
320 - Reserve-Painting	\$62,423.54	
322 - Reserve-Sprinkler	\$8,107.00	
325 - Reserve-Major Maintenance	\$20,748.44	
360 - Reserve-Interest	\$43.12	
Reserve Equity Total	<u>\$91,322.10</u>	
Liabilities & Equity Total		<u><u>\$101,912.53</u></u>

C.O.P. Condominium Association
Budget Comparison Report
3/1/2021 - 3/31/2021

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,845.00	\$14,000.00	\$845.00	\$42,565.00	\$42,000.00	\$565.00	\$168,000.00
461 - Interest Operating Acct	\$2.70	\$7.50	(\$4.80)	\$7.03	\$22.50	(\$15.47)	\$90.00
<u>Total Income</u>	\$14,847.70	\$14,007.50	\$840.20	\$42,572.03	\$42,022.50	\$549.53	\$168,090.00
Total Income	\$14,847.70	\$14,007.50	\$840.20	\$42,572.03	\$42,022.50	\$549.53	\$168,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$525.00	\$525.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$30.00	\$30.00	\$120.00
505 - Office Supplies	\$103.91	\$25.00	(\$78.91)	\$152.51	\$75.00	(\$77.51)	\$300.00
506 - Statements/Postage/Fees	\$46.00	\$50.00	\$4.00	\$139.25	\$150.00	\$10.75	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$3,728.73	\$3,930.00	\$201.27	\$15,720.00
596 - Income Tax/Tax Prep	\$300.00	\$30.00	(\$270.00)	\$300.00	\$90.00	(\$210.00)	\$360.00
599 - Miscellaneous Expenses	\$35.17	\$30.00	(\$5.17)	\$150.17	\$90.00	(\$60.17)	\$360.00
<u>Total Admin Expenses</u>	\$1,902.99	\$1,630.00	(\$272.99)	\$4,995.66	\$4,890.00	(\$105.66)	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,542.16	\$4,153.00	\$610.84	\$9,399.10	\$12,459.00	\$3,059.90	\$49,836.00
513 - Sewer	\$1,818.86	\$1,904.00	\$85.14	\$5,455.98	\$5,712.00	\$256.02	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$75.00	(\$200.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$2,212.50	\$2,214.00	\$1.50	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$6,098.52	\$6,820.00	\$721.48	\$17,342.58	\$20,460.00	\$3,117.42	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$6,294.00	\$6,294.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$120.00	(\$1,030.00)	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$600.00	\$600.00	\$0.00	\$1,800.00	\$1,800.00	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$840.00	\$840.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$0.00	\$720.00	\$720.00	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$354.00	(\$153.40)	\$1,416.00
538 - Pest Control	\$262.50	\$280.00	\$17.50	\$525.00	\$840.00	\$315.00	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$0.00	\$702.00	\$702.00	\$2,808.00
<u>Total Landscaping</u>	\$2,760.50	\$4,290.00	\$1,529.50	\$9,676.40	\$12,870.00	\$3,193.60	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$180.00	\$180.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$180.00	\$180.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$2,085.00	\$2,085.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$555.00	\$555.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$960.00	\$960.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$14,400.00
Total Expense	\$11,962.01	\$14,000.00	\$2,037.99	\$35,614.64	\$42,000.00	\$6,385.36	\$168,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 3/1/2021 - 3/31/2021**

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$2,885.69	\$7.50	\$2,878.19	\$6,957.39	\$22.50	\$6,934.89	\$90.00
Net Income	\$2,885.69	\$7.50	\$2,878.19	\$6,957.39	\$22.50	\$6,934.89	\$90.00

**C.O.P. Condominium Association
AP Distribution Report
3/1/2021 - 3/31/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	3/12/2021	3/12/2021	Mutual of Omaha Bank - Transfer Funds		COPC-202103-0002	0	\$1,200.00
Total 106 - CIT Bank-Reserve:							\$1,200.00
503 - Accounting	3/19/2021	3/19/2021	Colby Mgt - Accounting		COPC-202103-0003	0	\$175.00
Total 503 - Accounting:							\$175.00
505 - Office Supplies	3/12/2021	3/12/2021	Kenneth D. or Sharon E. Davis	Copies & Envelopes	3072021	0	\$94.41
	3/26/2021	3/26/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202103-0009	0	\$9.50
Total 505 - Office Supplies:							\$103.91
506 - Statements/Postage/Fees	3/19/2021	3/19/2021	Colby Mgt - Statements	Monthly Statements	COPC-202103-0004	0	\$46.00
Total 506 - Statements/Postage/Fees:							\$46.00
512 - Water	3/26/2021	3/26/2021	Epcor Water		COPC-202102-0007	0	\$3,542.16
Total 512 - Water:							\$3,542.16
513 - Sewer	3/26/2021	3/26/2021	Epcor Water		COPC-202102-0007	0	\$1,818.86
Total 513 - Sewer:							\$1,818.86
515 - Trash Removal	3/5/2021	3/5/2021	Parks & Sons Of Sun City		COPC-202103-0001	0	\$737.50
Total 515 - Trash Removal:							\$737.50
531 - Yard Maint (Gardener)	3/26/2021	3/26/2021	Lawanda Samarripas		COPC-202103-0006	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	3/26/2021	3/26/2021	Lawanda Samarripas		COPC-202103-0006	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	3/5/2021	3/5/2021	Arrow Exterminators	2/19/21 Service	41068302	0	\$262.50
Total 538 - Pest Control:							\$262.50
581 - Insurance	3/26/2021	3/26/2021	Farmers Insurance Exchange		COPC-202103-0007	0	\$1,242.91
Total 581 - Insurance:							\$1,242.91
596 - Income Tax/Tax Prep	3/19/2021	3/19/2021	Arizona Department of Revenue		COPC-202103-0005	0	\$50.00
	3/26/2021	3/26/2021	Colby Mgt - Taxes		COPC-202103-0008	0	\$250.00
Total 596 - Income Tax/Tax Prep:							\$300.00
599 - Miscellaneous Expenses	3/12/2021	3/12/2021	Kenneth D. or Sharon E. Davis	Annual Meeting Refreshments & Door Prizes	3072021	0	\$35.17
Total 599 - Miscellaneous Expenses:							\$35.17

**C.O.P. Condominium Association
AP Distribution Report
3/1/2021 - 3/31/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
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Grand Total: \$11,962.01

**C.O.P. Condominium Association
Reserve Statement
3/1/2021 - 3/31/2021**

Account	3/1/2021 - 3/31/2021		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$695.00	\$0.00	\$56,769.59	\$5,653.95	\$0.00	\$62,423.54
322 Reserve-Sprinkler	\$185.00	\$0.00	\$7,552.00	\$555.00	\$0.00	\$8,107.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$15,946.17	\$4,802.27	\$0.00	\$20,748.44
360 Reserve-Interest	\$24.86	\$0.00	\$273.33	\$43.12	\$273.33	\$43.12
Total:	\$1,224.86	\$0.00	\$80,541.09	\$11,054.34	\$273.33	\$91,322.10